

**COMMITTEE ON WAYS AND MEANS**

September 18, 2018

A meeting of the Committee on Ways and Means was held this date beginning at 4:38 p.m.

**PRESENT (13)**

The Honorable John J. Tecklenburg, Mayor

Councilmember White	District 1	Councilmember Waring	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember Lewis	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Griffin	District 10
Councilmember Wagner	District 5	Councilmember Moody	District 11
Councilmember Gregorie	District 6	Councilmember Jackson	District 12

**1. INVOCATION:**

The meeting was opened with an invocation provided by Councilmember Shealy.

**2. APPROVAL OF MINUTES:**

The minutes of the August 21, 2018 Ways and Means meeting were deferred.

**3. BIDS AND PURCHASES:**

On a motion of Councilmember Moody, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve the bids and purchases as follows:

**INFORMATION TECHNOLOGY: ACCOUNT:161000-52206 APPROPRIATION: \$161,042.55**

Approval to renew annual maintenance and support for the Tyler-Energov Government Management System; Sole Source. This purchase renews annual maintenance and support for the City's new Government Management System (GMS) that includes newly activated and soon-to-be activated system capabilities to include Business Licensing, Permitting, Inspections, Asset Management, Work Order Management, Customer Request Management, Code Enforcement, Digital Plan Submittal, Mobile Field Operations and Mobile Citizen Interfacing

**HUMAN RESOURCES: ACCOUNT:150000-52210 APPROPRIATION: \$60,000**

Approval to establish a contract for Background Check Services with Surveillance, Resources & Investigations, 109 Lovett Drive, Greenville, SC 29607; Solicitation #18-P029R. The remaining balance will be budgeted for in 2019.

**4. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL TO SUBMIT A GRANT APPLICATION TO ELECTRONIC THEATRE CONTROLS, INC. IN THE AMOUNT OF \$10,000 TO PURCHASE AN ETC ION XE LIGHT BOARD FOR THE DOCK STREET THEATRE. NO CASH MATCH IS REQUIRED.**

On a motion of Councilmember Griffin, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve to submit a grant application to Electronic Theatre Controls, Inc. in the amount of \$10,000 to purchase an ETC Ion XE light board for the Dock Street Theatre.

**5. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF AN ADDITIONAL \$10,000 FOR THE NATATORIUM STUDY AS REQUESTED BY THE RECREATION COMMITTEE AT ITS MEETING ON AUGUST 13, 2018. COMMITTEE ASKED THAT THE REQUEST BE INCLUDED ON THE SEPTEMBER 11<sup>TH</sup> WAYS AND MEANS AGENDA FOR APPROVAL. AS THERE ARE NO APPROPRIATED FUNDS FOR THIS EXPENDITURE, THE ADDITIONAL COST WILL BE INCLUDED IN A FUTURE BUDGET AMENDMENT WHEN FUNDS CAN BE IDENTIFIED.**

Councilmember Moody asked about the lack of appropriated funds for the item. Amy Wharton, CFO, said there was no identified funding, but a budget amendment could be made towards the end of the year, as the City would have some savings at that time. Councilmember Moody said the City spent \$500,000 last year, which came out of Hospitality Funds, on underground wiring that would not be spent this year. He thought the additional money for the study would meet the criteria for Hospitality Funds and requested an amendment. Councilmember Waring said he accepted the amendment.

On a motion of Councilmember Waring, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve an additional \$10,000 for the Natatorium study as requested by the Recreation Committee at its meeting on August 13, 2018, as amended, so that the additional money for the study would come from Hospitality Funds.

**6. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF MONTHLY SUPPORT FOR SEPTEMBER THROUGH DECEMBER FOR THE HOP. THE TOTAL AMOUNT REQUESTED THROUGH THE END OF THE YEAR IS \$121,800. \$41,800 OF THE AMOUNT REQUESTED WILL COME FROM THE REMAINING PROJECT BUDGET FOR THE CONSTRUCTION OF THE TEMPORARY PARK AND RIDE LOCATION. THE REMAINING \$80,000 WILL COME FROM ADDITIONAL REVENUES EARNED TO DATE DUE TO THE INCREASE IN PARKING METER RATES AND THE EXTENSION OF THE METER HOURS. AMOUNT WILL BE INCLUDED IN A FUTURE BUDGET AMENDMENT.**

On a motion of Councilmember Shahid, seconded by Councilmember Seekings, the Committee on

Ways and Means voted unanimously to approve the monthly support for September through December for The HOP.

**7. LEGAL DEPARTMENT: APPROVAL OF A REQUEST FROM THE SOUTH CAROLINA EMERGENCY MANAGEMENT DIVISION THAT ALL MUNICIPALITIES, COUNTIES, AND OTHER PARTICIPATING ENTITIES ENTER INTO A STATEWIDE MUTUAL AID AGREEMENT TO ALLOW PUBLIC AGENCIES ACROSS THE STATE TO WORK TOGETHER BEFORE, DURING AND AFTER AN EMERGENCY OR DISASTER.**

Chairman White reported that City Council approved this item previously during an Emergency City Council Conference Call on September 9<sup>th</sup>.

**8. POLICE DEPARTMENT: APPROVAL OF THE FY18 VOCA CONTINUATION AWARD FOR THE POSITIONS OF ELDER ADVOCATE AND RESOURCE SPECIALIST WITH THE FAMILY VIOLENCE UNIT. THIS GRANT FUNDS \$110,490 AND REQUIRES A 20% MATCH OF \$27,630.**

On a motion of Councilmember Gregorie, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the FY18 VOCA Continuation award for the positions of Elder Advocate and Resource Specialist with the Family Violence Unit.

**9. POLICE DEPARTMENT: APPROVAL OF THE FY16 HMGP AWARD FOR THE AMOUNT OF \$111,900 FOR AN URBAN FLOOD DETECTION AND ALERT SYSTEM. THIS GRANT FUNDS \$111,900 AND REQUIRES A 20% MATCH OF \$37,300.**

On a motion of Councilmember Gregorie, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve the FY16 HMGP award for the amount of \$111,900 for an Urban Flood Detection and Alert System.

**10. PARKS DEPARTMENT: APPROVAL OF THE DEPOSIT OF THE 2018 LOWE'S COMMUNITY PARTNERSHIP GRANT FOR THE AMOUNT OF \$18,000 FOR USE IN THE DEVELOPMENT OF CHARLESTON PARKS CONSERVANCY'S COMMUNITY GARDEN AT CORRINE JONES PLAYGROUND AND PARK. NO CITY MATCH IS REQUIRED.**

On a motion of Councilmember Lewis, seconded by Councilmember Wagner, the Committee on Ways and Means voted unanimously to approve the deposit of the 2018 Lowe's Community Partnership Grant for the amount of \$18,000 for use in the development of Charleston Parks Conservancy's Community Garden at Corrine Jones Playground and Park.

**11. MAYOR'S OFFICE FOR CHILDREN YOUTH AND FAMILIES: APPROVAL TO APPLY FOR THE YOUTHBUILD GRANT IN THE AMOUNT OF \$950,000 TO PROVIDE WORKFORCE READINESS TRAINING FOR DISENGAGED YOUTH AGES 16-24. CAROLINA YOUTH DEVELOPMENT WILL CONTRIBUTE ONE HALF OF THE REQUIRED MATCH. THE TOTAL CITY MATCH WILL BE \$118,750, OR APPROXIMATELY \$39,584 PER YEAR FOR THREE YEARS.**

On a motion of Councilmember Lewis, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve to apply for the YouthBuild Grant in the amount of \$950,000 to provide workforce readiness training for disengaged youth ages 16-24..

**12. MAYOR'S OFFICE FOR CHILDREN YOUTH AND FAMILIES: APPROVAL TO ACCEPT AN AWARD OF \$6,000 FROM YOUTH SERVICE AMERICA AS THE GYSD LEAD AGENCY. WITH THIS GRANT, WE WILL ENGAGE 1000 YOUTH IN SERVICE TO THEIR COMMUNITY ON 3 DESIGNATED DAYS, 9/11 DAY OF SERVICE, MLK DAY OF SERVICE AND GLOBAL YOUTH SERVICE DAY (IN APRIL). THERE IS NO FISCAL IMPACT TO THE CITY.**

Councilmember Gregorie asked how the day of service was determined and if any thought was given to do something to honor the Mother Emanuel tragedy. Mindy Sturm, Director of the Mayor's Office for Children, Youth, and Families, stated that the service days were dictated by the grant, however, with the MLK Day of Service, they could certainly do that. There were themed days, but they were broadly construed. They were happy to consider any other opportunities to connect youth with that effort.

On a motion of Councilmember Griffin, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve to accept an award of \$6,000 from Youth Service America as the GYSD Lead Agency.

**13. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO APPLY FOR \$10,000 FROM THE VOLVO CARS COMMUNITY INVESTMENT GRANT PROGRAM OF THE COASTAL COMMUNITY FOUNDATION. FUNDS WILL BE USED TO SUPPORT ARTS EDUCATION OUTREACH PROGRAMMING OF THE 2019 PICCOLO SPOLETO FESTIVAL. DUE TO TIME CONSTRAINTS, THIS GRANT APPLICATION WAS SUBMITTED ON SEPTEMBER 7, 2018. THIS IS AN AFTER-THE-FACT APPROVAL. NO CITY MATCH IS REQUIRED.**

On a motion of Councilmember Mitchell, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve to apply for \$10,000 from the Volvo Cars Community Investment Grant Program of the Coastal Community Foundation.

**14. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO ACCEPT A GRANT AWARD IN THE AMOUNT OF \$30,080 FROM THE SOUTH CAROLINA ARTS COMMISSION FOR GENERAL OPERATING SUPPORT. THE PROJECT PERIOD IS 7/1/2018 THROUGH 6/30/2019. A 3:1 CITY MATCH IS REQUIRED. MATCHING FUNDS WILL COME FROM PRIVATE DONATIONS AND EARNED REVENUES.**

On a motion of Councilmember Shahid, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve to accept a grant award in the amount of \$30,080 from the South Carolina Arts Commission for general operating support.

**15. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO ACCEPT A GRANT AWARD IN THE**

**AMOUNT OF \$9,491 FROM THE SOUTH CAROLINA ARTS COMMISSION IN SUPPORT OF THE LOWCOUNTRY QUARTERLY ARTS GRANTS PROGRAM. THE GRANT PERIOD IS 7/1/2018 THROUGH 6/30/2019. A 1:1 CITY MATCH IS REQUIRED. MATCHING FUNDS WILL COME FROM COMMUNITY ASSISTANCE APPROPRIATIONS.**

On a motion of Councilmember Mitchell, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve to accept a grant award in the amount of \$9,491 from the South Carolina Arts Commission in support of the Lowcountry Quarterly Arts Grants Program.

**16. POLICE DEPARTMENT: RENEW AGREEMENT AND ADDENDUM WITH THE STATE OF SOUTH CAROLINA REGARDING TRANSFER OF EXCESS DEPARTMENT OF DEFENSE PROPERTY FOR USE BY THE POLICE DEPARTMENT APPROVED BY COUNCIL IN 2016.**

On a motion of Councilmember Mitchell, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve to renew an Agreement and Addendum with the State of South Carolina regarding transfer of excess Department of Defense property for use by the Police Department approved by Council in 2016.

**17. POLICE DEPARTMENT: APPROVAL OF THE AGREEMENT BETWEEN THE CHARLESTON CPD AND DEA REGARDING CPD'S PARTICIPATION IN THE CHARLESTON, SC RESIDENT OFFICE TASK FORCE ON NARCOTICS TRAFFICKING AND DANGEROUS DRUGS.**

On a motion of Councilmember Shahid, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve of the Agreement between the Charleston CPD and DEA regarding CPD's participation in the Charleston, SC Resident Office Task Force on narcotics trafficking and dangerous drugs.

**18. POLICE DEPARTMENT: APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN CPD AND BERKELEY COUNTY SCHOOL DISTRICT REGARDING SCHOOL RESOURCE OFFICERS FOR THE 2018-2019 SCHOOL YEAR.**

On a motion of Councilmember Shahid, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve a Memorandum of Agreement between CPD and Berkeley County School District regarding School Resource Officers for the 2018-2019 school year.

**19. POLICE DEPARTMENT: APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN CPD AND JAMES ISLAND CHARTER HIGH SCHOOL REGARDING SCHOOL RESOURCE OFFICERS FOR THE 2018-2019 SCHOOL YEAR.**

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve a Memorandum of Agreement between CPD and James Island Charter High School regarding School Resource Officers for the 2018-2019 school year.

**20. PARKS-CAPITAL PROJECTS: APPROVAL TO ACCEPT FEDERAL FUNDING IN THE AMOUNT OF \$75,923 FOR THE WEST ASHLEY GENERATOR FOR POLICE SAFE HARBOR PROJECT [FEMA-DR-4286SC HAZARD MITIGATION GRANT PROGRAM PROJECT F0012 (S087)] WITH A CITY MATCH OF \$25,307 FOR THE PURCHASE AND INSTALLATION OF ONE STATIONARY GENERATOR FOR THE MITIGATION OF FUTURE HAZARDS AT THE CPD TEAM 4 OFFICE (3545 MARY ADER AVE.) THIS INCLUDES DESIGN AND PERMITTING, MODIFICATIONS TO THE EXISTING ELECTRICAL SYSTEMS, AUTOMATIC TRANSFER SYSTEMS AND COMPLIANCE WITH FLOOD ELEVATIONS. THE APPROVAL OF THIS GRANT AWARD WILL INSTITUTE A \$101,230 PROJECT BUDGET. THE FUNDING SOURCES FOR THIS PROJECT ARE: FEMA HAZARD MITIGATION GRANT FUNDS (\$75,923) AND A CITY MATCH (\$25,307) THAT WILL BE BUDGETED IN 2019.**

On a motion of Councilmember Gregorie, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve to accept Federal funding in the amount of \$75,923 for the West Ashley Generator for Police Safe Harbor Project [FEMA-DR-4286SC Hazard Mitigation Grant Program Project F0012 (S087)] with a City Match of \$25,307 for the purchase and installation of one stationary generator for the mitigation of future hazards at the CPD Team 4 Office (3545 Mary Ader Ave.)

**21. PUBLIC SERVICE: APPROVAL OF A CONSTRUCTION CONTRACT WITH S.J. HAMILL CONSTRUCTION COMPANY, LLC IN THE AMOUNT OF \$935,506 TO RESTORE THE RIP-RAP APRON ON THE HIGH BATTERY THAT WAS WASHED AWAY DURING HURRICANE IRMA. THE RIP-RAP FIELD EXTENDS ALONG THE LENGTH OF THE HIGH BATTERY (1,400 FT.) AND WILL EXTEND 40 FT. OUT FROM THE WALL. APPROXIMATELY \$701,629.50 IS EXPECTED TO BE REIMBURSED FROM FEMA.**

Councilwoman Jackson asked about the timing of the contract. Ms. Wharton stated she was not certain when it would be approved, as the City had just submitted its projects to FEMA, and those typically took a long time to be approved. She hoped it would be approved by the end of the year, but it could be the following year.

On a motion of Councilmember Waring, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve a construction contract with S.J. Hamill Construction Company, LLC in the amount of \$935,506 to restore the rip-rap apron on the High Battery that was washed away during Hurricane Irma.

**22. PUBLIC SERVICE: APPROVAL TO ADJUST THE TOTAL CONSTRUCTION CONTRACT OF THE SMITH STREET BRICK ARCH REPAIRS WITH PALMETTO GUNITE IN THE AMOUNT OF \$1,857 DUE TO A CLERICAL ERROR ON THE ORIGINAL CONTRACT AMOUNT. THE ORIGINAL CONTRACT AMOUNT APPROVED BY COUNCIL WAS \$76,107 ON JUNE 19, 2018. TWO CHANGE ORDERS (\$173,102 AND \$25,369) HAVE SINCE BEEN APPROVED BY COUNCIL, HOWEVER, THE TWO CHANGE ORDERS LISTED THE ORIGINAL CONTRACT AMOUNT AS \$74,250 IN ERROR. THIS SET THE TOTAL APPROVAL AT \$272,721 WHEN THE ACTUAL**

**CONTRACT TOTAL SHOULD BE \$274,578. THE ADDITIONAL \$1,857 WILL BE PAID FROM THE DRAINAGE FUND.**

On a motion of Councilmember Mitchell, seconded by Councilmember Seekings, the Committee on Ways and Means voted unanimously to approve to adjust the total construction contract of the Smith Street Brick Arch Repairs with Palmetto Gunitite in the amount of \$1,857 due to a clerical error on the original contract amount. The original contract amount approved by Council was \$76,107 on June 19, 2018.

**23. PARKS-CAPITAL PROJECTS: APPROVAL OF THE INTERNATIONAL AFRICAN AMERICAN MUSEUM CONSTRUCTION MANAGER AT RISK SERVICES CONTRACT WITH TURNER CONSTRUCTION COMPANY IN THE AMOUNT OF \$115,000 FOR PRE-CONSTRUCTION SERVICES OF THE DEVELOPMENT OF THE GUARANTEED MAXIMUM PRICE (GMP) FOR CONSTRUCTION OF THE INTERNATIONAL AFRICAN AMERICAN MUSEUM. THE APPROVED GMP WILL BE AMENDED TO THIS CONTRACT FOR APPROVAL AS THE CONTRACT FOR CONSTRUCTION OF THE PROJECT. APPROVAL OF THE CONTRACT WILL OBLIGATE \$115,000 OF THE \$12.5 MILLION DESIGN AND ENGINEERING PHASE OF THE PROJECT FUNDED BY CITY COUNCIL'S PREVIOUSLY APPROVED ACCOMMODATIONS TAX BONDS.**

Mayor Tecklenburg recognized former Mayor Joseph P. Riley and Michael Moore, President and CEO of the International African American Museum ("IAAM").

Mr. Moore reported that the IAAM had reached its fundraising goal. He thanked Mayor Tecklenburg and all members of City Council for their leadership to get them to that point. He said they would be showing the Committee a video, and the Committee had received a presentation deck which they could review at their leisure, which would give them an idea of the construction process and how the museum would be formed. As the video was shown to the Committee, Mr. Moore showed images of what would be the museum's Center for Family History facing the City of Charleston, images of the museum heading back towards the Center, and images of the museum facing the Cooper River.

Mr. Moore then introduced the IAAM's staff who were present at the meeting. He said that last year at this time, there were only one or two people. They currently had eight staff members, and they were building a world class team to bring the vision of the museum to life. He introduced Marion Gill, Director of Planning and Operations. She was a graduate of Fisk University and spent 30 years at the Smithsonian Institution. Mr. Moore stated that she was one of the key people at the National Museum of African American History and Culture who actually built the museum. He also introduced Brenda Tindal who was from Charlotte and the museum's Director of Education and Engagement. He said they had enormous plans within the museum, but more aggressively, outside the museum, to spread the word and to share the message, the stories, and the history of what they were doing. Ms. Tindal went to UNC Charlotte and received a Masters from Emory University where she was currently finishing her PhD, as well. Mr. Moore also introduced Demett Jenkins, who was the Director of Education and Engagement for Faith Based Communities. She was a minister and was from Johns Island. She was the granddaughter of Esau Jenkins, who was a noted figure. She would be focused on building

relationships with the faith based community. He also introduced Carlos Gonzales, who was the youngest member on the staff. He was a recent graduate of the College of Charleston and was a development assistant helping them to build the infrastructure of their fundraising effort. Mr. Moore then introduced Joy Bivins, who was the Museum's Chief Curator. She was from the Chicago History Museum with over 15 years of experience and had degrees from Cornell University and the University of Michigan. He also introduced the Museum's Chief Operating Officer, Dr. Elijah Heyward. He had an undergraduate degree from Hampton University, a Masters in Religion from Yale, and had a PhD from UNC. He also introduced Ginny Deerin, whom he said wore a number of hats and was the driving force behind their fundraising.

Finally, Mr. Moore recognized former Mayor Joseph P. Riley, whom he said had been at the head of the team and driving them forward.

There was applause in the Chamber.

Former Mayor Riley thanked Mr. Moore, Mayor Tecklenburg, members of City Council, City staff, and members of the IAAM staff. He said this was a momentous occasion as the dream of the museum had taken about 18 years, and they were ready, with the Committee's support, to begin constructing the Museum. He stated that the museum would be an extraordinary institution for the community and the State, but it was also a gift from the community to the country as it was one of the most sacred sites of African American history in the Western Hemisphere. The museum would tell the story that America did not know, a story that only could best be told here in the community and on this site, where many were brought in chains, and they and their descendants had helped build the country.

The \$75 million had been raised. Mayor Riley remarked that the design had also been overseen by City staff, the Capital Projects Division, Amy Wharton and her team in Budget Finance and Revenue Collections, the Planning Department, Vanessa Turner Maybank, Clerk of Council, and others, who had been working on the museum, like City Council had, for a very long time. They were excited to be before the Committee to ask them for their approval for Turner Construction Company, the Construction Manager At Risk, to be awarded the contract to begin the process of getting bids and bringing those back to the Committee later this year for Council's action and the beginning of construction.

Mayor Riley said they had also asked the Convention and Visitors Bureau to do an economic impact study. They were building the museum for the intrinsic value and importance, but it would have a huge, positive impact on the region. It was estimated that for the first year, the economic impact would be \$125 million. The attendance was usually more the first year, but it would level out at about \$100 million a year. This included the economic impact of people coming to Charleston, visiting the museum, extending their stay, investing in the community, creating jobs, and adding value. He thanked everyone and asked the Committee for their support of the motion to allow them to move forward.

There was applause in the Chamber.

Councilmember Waring said Turner Construction Company had a wonderful presentation during the competitive process, which he had attended. He asked them to address how they would build the museum in a way which included women and minority businesses. Bobby Teachey, Project Manager with Brownstone, said they would be outreaching to everyone, and they had a contractor a number of minority companies in town. The first part would be including as many people as possible, getting people prequalified, and showing them opportunities where they could participate on the project. They would not turn away anyone who wanted to be a part of the project. They gave everyone an opportunity, whether it was an opportunity to get a prime contract, or if it was a second or third tier supplier or vendor. They did not exclude anyone. Councilmember Waring asked if the PowerPoint presentation could be provided to the Mayor and all members of Council, and Mr. Teachey confirmed.

Councilmember Gregorie said that many of the City's minority and women business contractors suffered from bonding capacity and asked if they would assist in bonding. Mr. Teachey said they were looking at their Contractor and Control Insurance Program. Helping people out with bonding was just one piece of making sure everyone had an opportunity. They were even going a step further by providing an opportunity for advance payment which would help minority and women owned businesses. When those businesses turned in their pay application, it took a long time for them to get paid. The museum would be offering that opportunity, and that was part of the pre-qualification. The museum wanted to step up in place of that as they understood there were a lot of opportunities which were missed.

Councilmember Waring asked how they would close that gap because the net 30 versus receiving payment 90 days out eliminated a lot of small and minority-owned businesses. Mr. Teachey confirmed and said that as soon as someone came to the table, they did an evaluation, and part of the prequalification process was determining what a contractor's burn rate was, their payroll, and what would actually help someone with working capital. If a contractor received a contract, and they did not start their work early, they wanted to be able to sit with them and look at what material they needed a check for in order to release it. This way, when they hit the job, they would be running ahead of time, even if it was a joint check with the supplier or pay application. The museum conducted this process with them to help close the gap.

On a motion of Councilmember Gregorie, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve the International African American Museum Construction Manager at Risk Services contract with Turner Construction Company in the amount of \$115,000 for pre-construction services of the development of the Guaranteed Maximum Price (GMP) for construction of the International African American Museum.

**24. THE COMMITTEE ON REAL ESTATE: (MEETING WAS HELD SEPTEMBER 17, 2018 AT 5:00 P.M. AT CITY HALL, 80 BROAD STREET, FIRST FLOOR CONFERENCE ROOM)**

- a. Approval of the rental of the pavilion lawn at Magnolia Plantation and Gardens for the MOJA Tribute Luncheon in the amount of \$500.00 (refundable) on Oct. 6, 2018 (3550 Ashley River Rd.)

- b. Approval of the rental of Trinity United Methodist Church in the amount of \$300.00 by MOJA for the gospel event on Sunday, September 30, 2018 (273 Meeting St.)
- c. Approval of the rental of Memminger Auditorium in the amount of \$1,750 for the Free Verse program on October 20, 2018 (56 Beaufain St.)
- d. Request authorization to terminate the License Agreement, dated May 24, 2018, between the City and We Are Family (529 Meeting Street; TMS: 459-05-01-011)
- e. Request authorization to execute the License Agreement whereby allowing Military Community Connections of South Carolina to provide support services for persons experiencing homelessness or those at risk of homelessness at 529 Meeting Street. The property is owned by KQC Investors, LLC. (529 Meeting Street; TMS: 459-05-01-011)
- f. Request approval of the Resolution authorizing the Mayor to consent to the assignment of both the City Marina Lease and the related Parking Management Agreement (both as previously amended and assigned) from the current tenant, The City Marina Company, to Safe Harbor Marinas, LLC. Such consent to be on a form drafted and approved by Corporation Counsel. (TMS: a portion of 460-14-00-001)
- g. Request authorization to facilitate the relocation of both Flagship I and Flagship II offices in order to allow the Landlord to redevelop the current Flagship properties (bound by East Bay, Calhoun, Alexander and Charlotte Streets), we request authorization for the Mayor to execute the following agreements, as amended:
  - (i) 475 and 485 East Bay, Amendment and Termination of Lease;
  - (ii) 385 Meeting Street, Office Lease Agreement
  - (iii) 385 Meeting Street, Sublease Agreement with Charleston Digital Corridor
 (TMS: 459-13-04-022, 459-13-04-023, 459-09-03-117)

The properties are owned by 1776 Development LLC and 385 Meeting Street LLC.

- h. Consider the following annexation:

6 Tovey Road (TMS# 418-10-00-020) 0.17 acre, West Ashley (District 9). The property is owned by Julia Harlow.

Councilmember Moody, Chair of the Real Estate Committee, stated that they had an important meeting. Items a, b, and c were approved unanimously. Items d and e were also approved, which were in connection with the homeless support facility at 529 Meeting Street. The City accepted the termination of a Lease with We Are Family as the City was expanding its scope and was getting outside of their realm. The Lease had been turned over to Military Community Connections of South Carolina to provide support. Both items were approved. Item f dealt with the Assignment of the

Lease on the City Marina. The Beach Company currently had the Lease on the front parking lot and on the Marina itself. The Beach Company was merging their operations, which included not only those two items, but three other pieces, the Bristol Marina, some docks at Ashley Harbor, and the facility in Cainhoy. He said all of that would be going into a company called Safe Harbor, which was a national company that managed marinas all over the country. There were 35,000 members, and they were bigger than the Beach Company. He thought the Beach Company would be taking around one percent ownership in it. This item was approved by the Committee. Item g was Flagship I and Flagship II, which would be moving into the building on Meeting Street until they could get their new facility built on Morrison Drive. Councilmember Moody explained that they negotiated a contract termination of the City's lease where the Flagships were currently located, and the City was going to receive about \$900,000, which would go into upfitting the new lease space. They did make one amendment, so that if they could save money and do something less than \$900,000, that money would be used for the new facility. So, the City would not be taking anything away from them. The City wanted to incentivize them to be frugal and take some of that money to upfit the new facility. The City received \$900,000, and that was the extent of the City's exposure. They amended the item to allow any savings to go towards the next move for the Digital Corridor. There was also an annexation that the Committee approved.

Councilmember Gregorie said the agenda referred to a License Agreement for Items d and e instead of Lease Agreement. Councilmember Moody confirmed that it was the termination of a License Agreement. Councilmember Waring added that with regards to the marina, the new entity would keep the employees for a period of time. Councilmember Moody said that all of the City of Charleston employees were going to transfer to the new entity. Councilmember Shahid said the last time he was there, they used to have a boat launch for the Marina. He asked if there were any plans by the Beach Company to make the marina available, so the public could use it for boat launching. Councilmember Moody said there would be public access. The new entity was going to spend about \$20,000,000 in improvements on the marina, but there was a problem with the silting as they could not dredge the silt because it was toxic, and the Corps of Engineers and DHEC would not let them dig it out. Councilmember Shahid asked if part of the improvements would include a boat launch. Councilmember Moody said he did not know if that was discussed specifically because he thought most of the improvement was going to be extending the docks out further.

Councilmember Seekings asked if the Committee received any details about what the capital project improvements would look like and if they would be dockside or landside. Councilmember Moody said his understanding was that the improvements were going to be dockside and extending the docks out further. Councilmember Seekings asked if the company had any plans, near or long term, to make improvements to the parking area and the land-based operation. Councilmember Moody said they did not talk about that. Councilwoman Jackson said they seemed very interested in helping out with the Ashley River Walk, and she thought that was something they should pursue. Councilmember Moody said they discussed that access to that would be available when they completed it around the Peninsula.

Mayor Tecklenburg introduced Marie Elana Roland to the Committee, who was the Director of Military Community Connections, which would be the new operator for the Day Resource Center at 529 Meeting Street. They had remarkable compassion, but also organization. Ms. Roland addressed the Committee and said they wanted to find out about the person to holistically help them. Their key was housing and employment. When she started Military Community Connections for veterans, it was

based on a foundation of helping the people first before they could get them into housing. She said they had an amazing team, and the group they had at the shelter over the weekend had really connected as a family. They would always be together and would be supporting each other. She said she loved being a part of it and thanked the Committee for allowing her to do the work.

On a motion of Councilmember Moody, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve the Committee on Real Estate Report, as amended.

The Committee on Ways and Means recommended giving first reading to the following resolution and bill:

*Resolution authorizing the Mayor to consent to the assignment of both the City Marina Lease and the related Parking Management Agreement (both as previously amended and assigned) from the current tenant, The City Marina Company, to Safe Harbor Marinas, LLC. Such consent to be on a form drafted and approved by Corporation Counsel. (TMS: a portion of 460-14-00-001)*

*An ordinance to provide for the annexation of property known as 6 Tovey Road (0.17 acre) (TMS# 418-10-00-020), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Julia Harlow.*

**25. EXECUTIVE SESSION IN ACCORDANCE WITH S.C. CODE SECTION 30-4-70(A)(2) TO DISCUSS CONTRACTUAL NEGOTIATIONS RELATED TO EQUINE SANITATION SERVICES. UPON RETURNING TO OPEN SESSION, COUNCIL MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION.**

On a motion of Councilmember Griffin, seconded by Councilmember Moody, the Committee on Ways and Means voted unanimously to go into Executive Session at 5:11 p.m.

On a motion of Councilmember Shahid, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to come out of Executive Session at 5:47 p.m.

Chairman White said that during the Executive Session, the Committee discussed contractual matters, but no action was taken.

Councilmember Moody made a motion to cancel the outstanding solicitation for equine sanitation services and authorize the Mayor and staff to provide a contract for a short term emergency contract. Councilwoman Jackson seconded the motion.

On a motion of Councilmember Moody, seconded by Councilwoman Jackson, the Committee on Ways and Means voted to cancel the outstanding solicitation for equine sanitation services and authorize the Mayor and staff to provide a contract for a short term emergency contract.

Councilmember Seekings was not present for the vote.

There being no further business presented, the Committee on Ways and Means adjourned at 5:55 p.m.

Jennifer Cook  
Assistant Clerk of Council